



Mailed: 5/10/04  
**Oregon**

Theodore Kulongoski, Governor

**Department of Environmental Quality**

Northwest Region Portland Office

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May 10, 2004

Peter B. Hoffman  
Front Avenue MP LLC  
735 SW 20<sup>th</sup> Place, Suite 200  
Portland, OR 97205

Re: NFA Determination  
Front Avenue MP Site  
ECSI# 4008

Dear Mr. Hoffman:

The Oregon Department of Environmental Quality (DEQ) completed a review of submitted information related to the Front Avenue MP site located at 3445 NW Front Avenue in Portland. The property consists of tax lots #700, #800, and #900 in Township 1 South, Range 1 East, Section 29, Multnomah County. DEQ review of site-related documents was completed under an Independent Cleanup Pathway (ICP) agreement signed on August 11, 2003 by Front Ave. MP LLC.

DEQ determined that no further action is required to address environmental contamination at the subject property. This determination is based on the regulations and facts as we now understand them, including but not limited to the following:

1. The paved site, currently vacant, was formerly used for commercial and light industrial purposes. The site is located in a heavily-industrialized part of north Portland, near the Portland Harbor Superfund site (separated from Willamette River by NW Front Ave. and an intervening property).
2. Site investigation completed in the 1990s identified a number of environmental concerns at the site, the principal being releases of petroleum to site soil. Four fuel underground storage tanks were removed in 1992; following soil removal and testing, DEQ issued a No Further Action determination for the tanks in 1997.
3. Sampling in 1996 identified petroleum in soil to 26,000 mg/kg, and polychlorinated biphenyls (PCBs) to 1.8 mg/kg. Subsequent soil and groundwater sampling at the site in 2001 identified petroleum and arsenic contamination in soil, and low levels of volatile organic compounds in shallow groundwater.
4. Extensive soil sampling and limited groundwater sampling were subsequently completed by the current site owner in 2003. Sampling confirmed the presence of extensive surface soil contamination in the southern portion of the site, and localized elevations of arsenic. Contaminants were not detected in groundwater. Seventeen tons of contaminated soil was subsequently excavated to remove some of the most heavily-impacted soil.

5. Following review of site information, DEQ recommended further assessment of a floor sump in the garage of the site building, and sampling and cleanout of a storm drain catchbasin south of the garage. Contamination was found below the sump, and 10 cubic yards of soil subsequently removed. Petroleum-impacted sediment was found in the catchbasin and removed. The catchbasin is currently connected to sanitary sewer, but was connected to the City of Portland storm sewer prior to 2000, which discharges to the Willamette River.
6. Remaining soil contaminants (petroleum, arsenic, and PCBs) at the site are below risk-based standards (EPA Preliminary Remedial Goals and/or DEQ Risk-Based Concentrations) under occupational (industrial) or excavation worker scenarios, and are covered by site paving. Contaminants were not detected during 2003 groundwater sampling, and were below risk-based concentrations when detected in 2001. There are no active sources of contamination on-site which might be expected to impact the Willamette River. Based on observation of petroleum impacts to the storm drain catchbasin in the 1990s, and the detection of petroleum impacted sediment within the catchbasin in 2003, past releases to the Willamette cannot be ruled out.
7. Public notice of a proposed no further action determination for the site was published on April 1, 2004, and a 30-day comment period provided per Oregon Revised Statute 465.320. No public comment was received.

Based on this information, DEQ concludes that no further action is required at the Front Avenue MP site by current or future owners under Oregon Environmental Cleanup Law, ORS 465.200 et seq., unless new or previously undisclosed information becomes available. We will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

The City of Portland Bureau of Environmental Services (City) has reviewed site information and informed DEQ that they will require that the site cease discharging catch basin water to the sanitary system. This will necessitate reconnecting the catch basin to the local storm line, which discharges to the Willamette River. Because the private line between the catch basin and the public conveyance system could contain contaminated solids which would be flushed to the river with reconnection, the City has requested that the site owner evaluate whether contaminated solids are present in the line, and remove the material as necessary. DEQ is in agreement with the City; issuance of this no further action determination is contingent on the current or future site owner completing the work prior to reconnection.

Please call me at (503) 229-5417 if you have any questions or comments about information presented in this letter.

Sincerely,



James M. Anderson  
Manager  
Portland Harbor Section

cc: Dan Hafley, C&LW, DEQ  
Brent Jorgensen, Creekside Environmental Consulting  
Marty Treece, Front Avenue MP LLC  
Dawn Sanders, City of Portland BES